

**TRANSFER  
TAX  
PAID**

32-62-1  
# 15790

**WARRANTY DEED**

**JOHN A. McDONALD and GAYLE T. McDONALD, as Trustees of the GAYLE T. McDONALD REVOCABLE TRUST** dated June 17, 1993, now of 5913 Bermuda Lane, Naples, State of Florida, for consideration paid, grants to **CAREN J. STEVENS**, now of Albion, County of Kennebec, State of Maine, with **WARRANTY COVENANTS**, a certain lot or parcel of land, together with any buildings or improvements thereon, situated in Waterville, County of Kennebec, State of Maine, and being further described as follows, to wit:

Unit #1, (known as #221) in the Condominium known as Ridgewood Heights Condominium, situated in the City of Waterville, County of Kennebec and State of Maine, together with the Allocated Interest appurtenant to each such Unit, all as more fully set forth in the Declaration of Condominium of Ridgewood Heights Condominium, dated December 29, 1989, and recorded in the Kennebec County Registry of Deeds in Book 3676, Page 3, as amended from time to time (the "Declaration"), and in the Plats and Plans of the condominium recorded in said Registry of Deeds at Plan Book E-90003 through E-90010, as amended from time to time.

INCLUDING all furniture, furnishings, fixtures and personal property, if any, appurtenant to the Unit(s): Washer, Dryer, Stove, Refrigerator and Dishwasher.

These premises are subject to:

- a. Existing utility easements, rights and lines located on the premises, including the Central Maine Power Company, New England Telephone Company and Kennebec Water District easements, rights and lines.
- b. Applicable state and municipal statutes, regulations, ordinances, permits, approvals and laws, including, without limitation, the terms of the Site Location of Development Act Order and the approvals of the City of Waterville.
- c. The covenant running with the land that future use of the premises shall be restricted to residential use only with no commercial use of any type. Residential condominium shall be permitted and rental of residential units shall not be deemed commercial use.
- d. The condition that there be no further subdivision without the necessary state and local (Planning Board) approvals, Unit Owners Association approvals, and Declarant approvals, except that Declarant, its successors and assigns shall not need Unit Owner or Unit Owners Association approval for the construction of additional units pursuant to its Development Rights and Special Declarant Rights set forth in the Declaration.
- e. Those matters set forth in or referred to in the Declaration of Condominium of Ridgewood Heights Condominium, dated December 29, 1989, and recorded in the Kennebec County Registry of Deeds in Book 3676, Page 3, as amended from time

② mwp

Received Kennebec SS.  
10/18/2004 9:57AM  
# Pages 2 Attest:  
BEVERLY BUSTIN-BATHEWAY  
REGISTER OF DEEDS

32-62-1

to time (the "Declaration"), the Bylaws of the Ridgewood Heights Owners Association and in the Plats and Plans of the Condominium recorded in said Registry of Deeds at Plan Book E-90003 through E-90010, as amended from time to time, including without limitation the sixty (60') foot wide permanent greenbelt buffer strip along the stream as shown on the Condominium Plats.

Meaning and intending to convey the same premises conveyed from John A. McDonald and Gayle T. McDonald to Gayle T. McDonald and John A. McDonald as Trustees of the Gayle T. McDonald Revocable Trust, dated June 17, 1993, by deed dated August 23, 2002, and recorded August 26, 2002, in the Kennebec County Registry of Deeds in Book 7033, Page 41.

WITNESS our hands and seals this 13 day of October 2004.

Gayle T. McDonald  
Gayle T. McDonald, as Trustee Under the  
Gayle T. McDonald Revocable Trust

John A. McDonald  
John A. McDonald, as Trustee Under the  
Gayle T. McDonald Revocable Trust

STATE OF MAINE  
KENNEBEC, SS.

October 13, 2004

Then personally appeared the above-named Gayle T. McDonald and John A. McDonald, in their said capacities, and acknowledged the foregoing instrument to be their free act and deed.

Before me,

William P. Dubord  
Notary Public, State of Maine  
Printed Name: WILLIAM P. DUBORD  
My Commission Expires: Attorney At Law  
Notary Public  
My Commission Expires 6/26/2008

SEAL